

STAFFORD COUNTY
Wetlands Board Minutes
May 16, 2011

The regular monthly meeting of the Stafford County Wetlands Board of May 16, 2011, was called to order at 7:00 p.m. by Wetlands Board staff in the ABC Conference Room.

MEMBERS PRESENT: Ben Rudasill, Andy Pineau and Jim Riutta

MEMBERS ABSENT: Mary Rust and Sam Hess

STAFF PRESENT: Mike Lott

Mr. Rudasill: With three members present, we have a quorum.

PUBLIC PRESENTATIONS:

Mr. Rudasill: Are there any public presentations at this time? Seeing that no one is speaking on a public presentation, we will move to approve the meeting minutes of last meeting.

APPROVAL OF MEETING MINUTES

1. February 28, 2011.

Mr. Rudasill: Do we have a motion to approve the April minutes?

Mr. Pineau: I second the motion.

Mr. Rudasill: All in favor of approving the minutes say aye.

Mr. Pineau: Aye.

Mr. Rudasill: Aye.

Mr. Riutta: Aye

Mr. Rudasill: The motion carries. The next item on the agenda is the public hearing. Wetlands permit WB11-07.

PUBLIC HEARINGS

2. Wetlands Permit WB11-07 - wetlands permit for River Bend Home Owners Association, applicant, to construct a 30 foot by 6 foot community pier with a 10 foot by 22 foot T-head platform on Assessor's Parcel 60-90B, Rappahannock River.
3. Mr. Rudasill: WB11-07 a wetlands permit for River Bend Home Owners Association, applicant, to construct a 30 foot by 6 foot community pier with a 10 foot by 22 foot T-head platform on Assessor's Parcel 60-90B, Rappahannock River. Would staff present their report please?

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Mr. Lott: The wetlands board is to consider the application of the River Bend Homeowners Association to construct a 30 foot by six foot community pier with a 10 foot by 22 foot T-head platform on Assessor's Parcel 60-90B, Rappahannock River. The proposed community pier requires a wetlands permit as it is not a permitted use pursuant to Section 27-18 of the Stafford County Wetlands Ordinance entitled "Permitted Uses". The purpose of this community pier is to allow the residents of the River Bend Subdivision safer recreational access to the Rappahannock River. The proposed pier will be 6 feet wide by 20 feet long and will include a 10 foot by 22 foot T-head. In addition, there will be a 10 foot by 8 foot lowered canoe platform. On Monday, January 5th, 2011, Wetlands Board staff visited the River Bend Homeowners Association property. The pier will be located along a relatively flat portion of the shoreline. A gravel road provides access to the pier location. No wetlands vegetation was identified on site. Submerged aquatic vegetation (SAV) was also not observed in the vicinity of the proposed pier. A permit will also be required from VMRC. The proposed project qualifies for the Army Corps of Engineers' Regional Permit Number (18).

The following alternatives are available to the Board:

1. Adopt proposed Resolution WB11-07, which approves the request.
2. Adopt proposed Resolution WB11-08, which denies the request.
3. Take no action at this time.

The staff recommends that the Wetlands Board adopt Resolution WB11-07, which approves the request with the condition that a post-construction inspection be completed to verify the location of the proposed pier. Staff believes that the proposed pier will not significantly affect tidal wetlands.

Mr. Rudasill: Okay, the public hearing is now open. Would the applicant care to address the Board?

Mr. Hand: My name is Charles Hand and I am a resident of the River Bend Subdivision. I have nothing additional to say.

Mr. Rudasill: Ok, would anyone else like to comment on the application? The Public Hearing is now closed. The floor is now open for discussion of the application by the Board.

Mr. Riutta: Will the pier be built sufficiently?

Mr. Lott: A building permit from the Department of Public Works will be required. They will review the application to determine if the pier will be constructed adequately to handle flood conditions.

Mr. Rudasill: I would recommend that measures are taken to protect the pier from ice and debris. The optional ice breakers as shown do not appear adequate.

Mr. Bacon: I would recommend that mooring clusters (three piles per cluster) be used both upstream and downstream to protect the pier from ice and debris.

Mr. Pineau: The drawings show an existing pier. It can not be seen in the photographs. Is it still in place?

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Mr. Hand: Yes, the proposed pier is intended to replace the existing pier.

Mr. Rudasill: I would also recommend that the canoe platform be designed to break away during a storm so that it does not damage the remaining pier.

Mr. Bacon: Alternatively, it could be designed to be removed and placed on shore during high water events.

Mr. Rudasill: Is there any further discussion needed? Is there a motion for approval?

Mr. Rudasill: I make a motion to approve WB11-07 with the recommendation that the permit be revised to allow up to six mooring clusters to protect the pier from ice and debris.

Mr. Pineau: I second.

Mr. Rudasill: All in favor, say aye.

Mr. Pineau: Aye.

Mr. Riutta: Aye.

Mr. Rudasill: Aye. Motion carries.

Mr. Lott: The permit will be ready in 10 days. The contractor is free to apply for a building permit from the Department of Public Works during this time.

Mr. Bacon: I have to wait ten (10) days and after ten (10) days I will write you the permit. The permit will state that no boats will allowed to moor to the mooring clusters. They are only to be used to protect the pier from ice and debris

OLD BUSINESS

Mr. Rudasill: Do we any old business to discuss? Having none, let's move to New Business.

NEW BUSINESS

Mr. Rudasill: Would staff review the applications

3. Review of recently submitted applications

VMRC# 11-0599 Marcus Hough (bulkhead)

Mr. Bacon: The applicant has revised their drawings to show the replacement bulkhead to be constructed in the same place as the original. They originally planned to construct the bulkhead two feet channel ward of the existing bulkhead but I would not permit that given how narrow the channel are in Aquia Harbour.

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Mr. Lott: Staff is still determining if the application will be required to come before the Board. We will likely bring the project to the Board if the original bulkhead was never permitted. That way, if it was damaged or destroyed in a storm event it could be covered under a disaster declaration.

Mr. Bacon: In my experience, past disaster declarations by the Governor that have allowed emergency repairs and replacements of shoreline project have been limited to those projects that have been permitted.

Mr. Lott: Staff is planning to meet Mr. Bacon and a representative of VIMS at a property along Marlborough Point Road on Wednesday, May 18th to provide advice to the property owner regarding shoreline protection. They are interested in installing a riprap revetment. We are still waiting to hear from the engineer completing the grading drawing for the Ben Allen project. Hopefully, we can receive this in time for the June meeting.

Mr. Rudasill: As Vice-Chair, I have nothing to report at this time. Does staff have anything else to report?

Mr. Lott: No

ADJOURNMENT

Mr. Rudasill: Do we have a motion to adjourn.

Mr. Rudasill: I make a motion that we adjourn.

Mr. Pineau: I second the motion.

Mr. Rudasill: All in favor say aye.

Mr. Pineau: Aye.

Mr. Riutta: Aye.

Mr. Rudasill: Aye, motion carries. The meeting adjourned at 7:20 PM.